

San Dieguito

Key Issues

- Maintain rural estate character in established areas, including portions of the Community Planning Area that are adjacent to urbanizing areas within the City of San Diego
- Planned villages such as Harmony Grove Village and Rancho Santa Fe, respectively, create an opportunity for the development or enhancement of unique traditional town centers

Planning Group Direction

- Provide for Rural Commercial development in the planned village of Harmony Grove
- Have not yet voted on Mixed Use designation in the village of Rancho Santa Fe

Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction with the exception of recommended changes to the residential land use distribution

- While the ERA analysis indicates a deficiency in retail lands, the pending Mixed Use designation within Rancho Santa Fe Village may create greater opportunity to diversify retail uses in this area. The addition of Rural Commercial land in Harmony Grove, while not an official part of the San Dieguito Community Planning Area, will potentially create some small-scale retail opportunities for the local community
- No additional Industrial designated lands and no change to existing and planned Industrial areas, primarily located within 4S Ranch Specific Plan

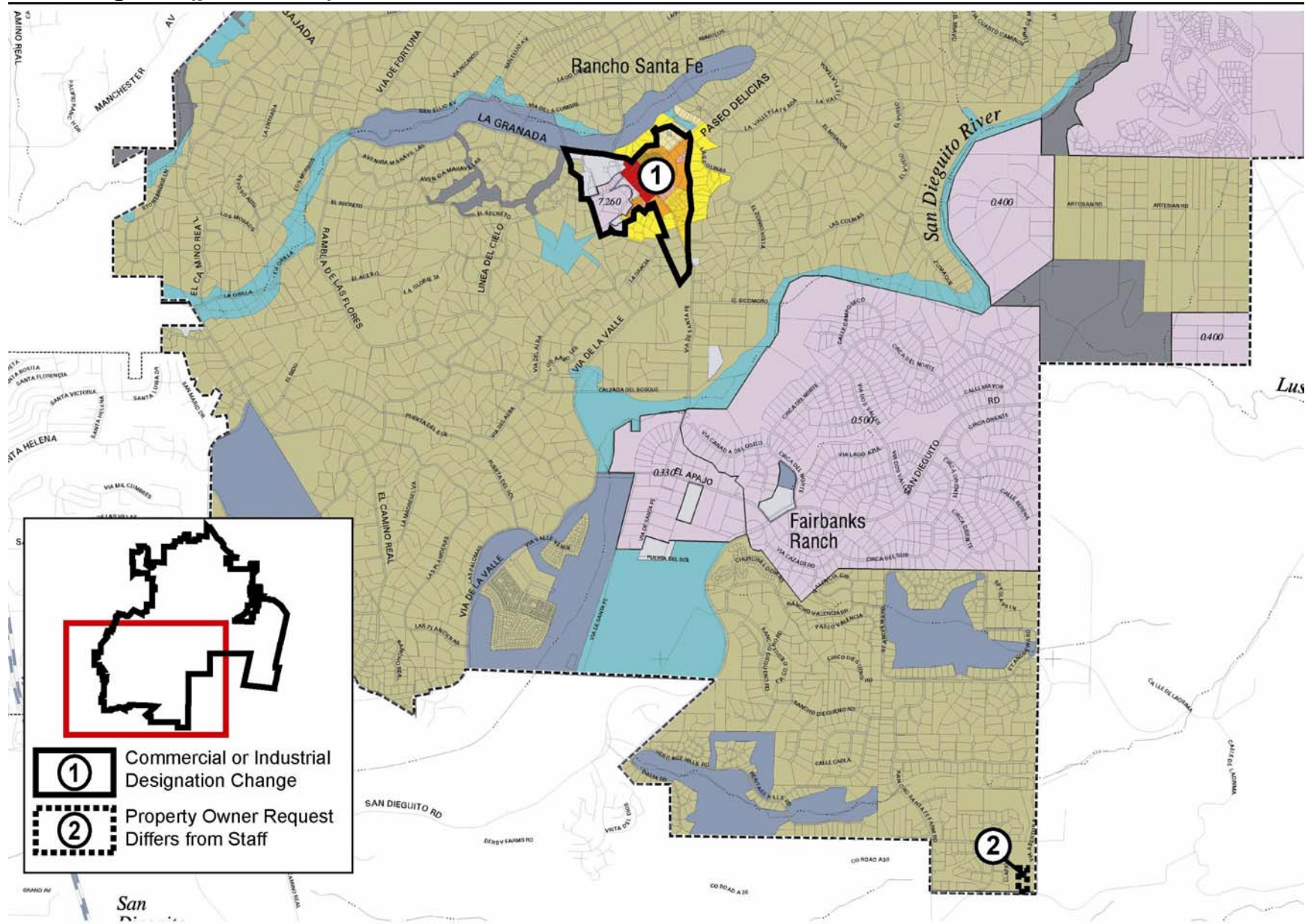
ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	130	45	(85)	45	(85)
Industrial	72	159	87	159	87
Office	33	46	12	46	12

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

San Diegoito (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(SR-2) Semi-Rural Residential	(SR-1) Semi-Rural Residential	(C-1) General Commercial or (C-3) Neighborhood Commercial (Pourfard)	<p><i>Total Area:</i> 3.15 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> Request could impact rural community character defined by low density residential and small agricultural operations Would create a spot of isolated commercial Existing neighborhood commercial center is located less than one mile from property Future higher density residential in adjacent City of San Diego is visually buffered by landscaping, walls, and other barriers
2	(C-5) Village Core Mixed Use	Recommendation to be made	Anticipated change to a portion of Rancho Santa Fe Village, Commercial acreage to (C-5) Village Core Mixed Use Area (Rancho Santa Fe Association)	<p><i>Total Area:</i> # acres TBD</p> <p><i>Current Use:</i> Commercial and residential in Rancho Santa Fe Village</p> <p><i>Existing GP:</i> (13) General Commercial Residential</p>	<ul style="list-style-type: none"> Request is conceptually consistent with community development model and intent of historic villages such as Rancho Santa Fe Village Core Mixed Use designation will facilitate master planning efforts in the Village, which will include zones consistent with community development model This change is still under discussion with the community

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (New Urban West)	<i>Total Area:</i> 4 acres <i>Current Use:</i> Vacant <i>Existing GP:</i> (19) Intensive Agriculture	<ul style="list-style-type: none"> • Reflects community consensus from workshops of 2003 • Consistent with community model and development of new village in Harmony Grove • Will facilitate small-scale rural business development as desired by community • Consistent use and scale of community-supported Specific Plan in that area